

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED: July 9, 2025

MCPB No. 25- 080
Site Plan Amendment No. 82017013F
Bloom MV
Date of Hearing: June 26, 2025

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on December 26, 2017¹, the Planning Board, by Resolution MCPB No. 17-111, approved Site Plan No. 820170130, for 494 dwelling units including 68 MPDUs on 147 acres of CRN-0.5, C-0.0, R-0.5, H-65 and Townhouse Low Density (TLD) zoned-land, located at the intersection of Montgomery Village Avenue and Stewartown Road ("Subject Property"), in the 2016 *Montgomery Village Master Plan* area; and

WHEREAS, on November 8, 2019, the Planning Board approved an amendment designated Site Plan No. 82017013A (MCPB No. 19-122) to make changes to the previously approved site plan to make infrastructure and stormwater management modifications, identify the conservation easement areas to meet Phase 1 afforestation requirements, make minor architecture and landscape revisions, and increase the percentage of MPDUs provided to 25% on the Subject Property; and

WHEREAS, on October 8, 2020, the Planning Board approved an amendment designated Site Plan No. 82017013B (MCPB No. 20-091) to make minor revisions to the Montgomery Village Foundation Park; reallocate units and MPDUs throughout the project; remove a duplex and replace with standard units; remove units within dam breach limits; and provide Forest Conservation Plan revisions, update of utilities, stormwater and grading on the Subject Property; and

WHEREAS, on June 24, 2021, the Planning Board approved an amendment designated Site Plan No. 82017013C (MCPB No. 21-045) to adjust the percentage of MPDUs within Areas I and II to provide a minimum of 12.5% MPDUs in Area I and 25% MPDUs in Areas II-VI on the Subject Property; and

¹ This date was incorrect in Resolutions MCPB No. 19-122 and MCPB No. 20-091.

Legal Sufficiency:

/s/ Emily Vaias
M-NCPPC Legal Department

WHEREAS, on April 26, 2022, the Planning Board approved an amendment designated Site Plan No. 82017013D (MCPB No. 22-041) to increase the residential dwelling units from 494 to a maximum of 514 units; modify the Stewartown Road alignment through the PEPCO easement and modify the cul-de-sac in Area 6A; change site plan conditions 2e. and 7d; reallocate units and utilities in Area 6A; make minor revisions to landscape, lighting and site details; and finalize planting and conservation easements on the Subject Property; and

WHEREAS, on October 20, 2023, the Planning Director approved an amendment designated Site Plan No. 82017013E to revise private road alignment to accommodate gas easement constraints; update landscape, hardscape, and civil design per road alignment revision; update Certified Site Plan (CSP) per construction inspections and field adjustments; and revise limits of disturbance in Areas II and VI; and

WHEREAS, on April 10, 2025, Green Bloom MV Development, LLC (“Applicant”) filed an application for approval of an amendment to the previously approved site plans to allow flexibility for the width of the Area VI shared use path, the timing of side path construction, and the timing for completion of the Montgomery Village Park community garden on the Subject Property; and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 82017013F, Bloom MV (“Site Plan,” “Amendment,” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20240970; and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 16, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on June 26, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Bartley, with a vote of 4-0; Chair Harris, and Commissioners Bartley, Hedrick, and Linden voting in favor; Vice Chair Pedoeem being necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan

² For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

No. 82017013F to allow flexibility for the width of the Area VI shared use path, the timing of side path construction, and the timing for completion of the Montgomery Village Park community garden by modifying Condition Nos. 7e and 7g (both of which are restated in their entirety below), and adding Condition Nos. 16x and 26 as follows:²

Modified Conditions

- 7e. Before December 1, 2025, or the issuance of the building permit for the 490th Residential Unit, whichever comes first, the Applicant must construct an eight-foot-wide (8 ft) shared use path between Montgomery Village Avenue and Sol Place in Area 6. The Shared Use Path must connect Nature Trail to Sol Place across the Cabin Branch Stream by resurfacing an old golf cart path and an existing bridge. The width of the Shared Use Path on the resurfaced golf cart path and existing bridge will have a variable width that may be less than eight feet wide in the stream valley buffer or topographically constrained areas.
- 7g. Before May 1, 2026, or prior to final inspection of the final dwelling unit in the Project, whichever comes first, the community garden in the Montgomery Village Foundation Park must be completed.

Additional Conditions

16. CERTIFIED SITE PLAN

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- x. Add all pedestrian trails shown on the Site Plan Amendment No. 82017013D Recreation Facilities Plan (Sheet REC 01).
- 26. Prior to final inspection of the final dwelling unit in the Project, the Applicant must provide the pedestrian trails in the locations shown on the Recreation Facilities Plan (Sheet REC 01), unless Planning Staff approves an equivalent alternative location, or a subsequent Site Plan Amendment approves removal of the path(s).

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of 82017013F Bloom MV, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval;

and

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or provided in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

This Amendment does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings remain valid and in effect.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

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(which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Commissioner Bartley, with a vote of 3-0-1; Chair Harris, and Commissioners Bartley, and Hedrick, voting in favor of the motion, Vice Chair Pedoeem abstaining, and Commissioner Linden being necessarily absent, at its regular meeting held on Thursday, July 3, 2025, in Wheaton, Maryland and via video conference.

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Artie L. Harris, Chair
Montgomery County Planning Board